

# **South Somerset District Council**

## **Five-Year Housing Land Supply 2020-2025**

### **Addendum March 2021**

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#### **1. Introduction**

- 1.1 On the 25<sup>th</sup> March 2021, the Government published new affordability ratios for calculating the local housing need for local authorities<sup>1</sup>.
- 1.2 Applying this new affordability ratio to South Somerset, its annual Basic Housing Requirement is now 690 dwellings<sup>2</sup>.
- 1.3 This means that Table 1 of the District's Five Year Housing Land Supply Addendum of January 2021 should therefore now be replaced with the following Revised Table 1.

**Table 1: Overview of Component Parts of Five-year Housing Requirement**

<b>Components of the Five-year Housing Requirement</b>	<b>Method</b>	<b>Total</b>
<b>Basic Housing Requirement (annualised)</b>		690
<b>Basic Housing Requirement over a five-year period</b>	(690 x 5)	3,450
<b>Basic Requirement with 5% Buffer Added</b>	(3,450 x 1.05)	3,623 (rounded)
<b>Five-year annual completion rate ( + 5% buffer)</b>	(3,623 / 5)	725 (rounded)
<b>Five-year supply of dwellings</b>		4,373
<b>No. of years supply in South Somerset</b>	(4,373/725)	6.03 years

- 1.4 As Paragraph 6.1 of the November 2020 paper states, the five year supply of dwellings for the District has been calculated as 4,373 dwellings. This means that the Council can now currently demonstrate a five-year supply of housing sites equivalent to **just over six years**.
- 1.5 For clarification, paragraph 6.3 of the November 2020 Paper has now been superseded.
- 1.6 The 2021 Five Year Housing Land Supply will be updated later in the year once monitoring of dwelling permissions for 2020/21 has taken place.

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<sup>1</sup> [House price to workplace-based earnings ratio - Office for National Statistics](#)

<sup>2</sup> Based on the 2014 Sub National Household Projections for the 10 year period from 2021-2031, and the 2020 affordability data.